

179.0

Map

0002

Block

00021.A

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 715,600 /

USE VALUE: 715,600 /

ASSESSED: 715,600 /

Total Card /

Total Parcel

715,600

715,600

715,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
76		AVOLA ST, ARLINGTON	

Unit #:

Owner 1: AMERAL TANYA MARIE

Owner 2:

Owner 3:

Street 1: 76 AVOLA ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02476

Type:

OWNERSHIP

Owner 1: AMERAL TANYA & RICHARD T TR -

Owner 2: MAUREEN E AMERAL IRREVOCABLE -

Street 1: 76 AVOLA ST

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02476

PREVIOUS OWNER

Owner 1: AMERAL TANYA & RICHARD T TR -

Owner 2: MAUREEN E AMERAL IRREVOCABLE -

Street 1: 76 AVOLA ST

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .188 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 2000 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8171		Sq. Ft.	Site		0	70.	0.81	6									465,589						465,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8171.000	249,200	800	465,600	715,600
Total Card	0.188	249,200	800	465,600	715,600
Total Parcel	0.188	249,200	800	465,600	715,600
Source: Market Adj Cost		Total Value per SQ unit /Card:		357.80	/Parcel: 357.80

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	249,200	800	8,171.	465,600	715,600		Year end	12/23/2021
2021	101	FV	240,500	800	8,171.	465,600	706,900		Year End Roll	12/10/2020
2020	101	FV	240,500	800	8,171.	465,600	706,900	706,900	Year End Roll	12/18/2019
2019	101	FV	206,400	800	8,171.	458,900	666,100	666,100	Year End Roll	1/3/2019
2018	101	FV	206,900	800	8,171.	352,500	560,200	560,200	Year End Roll	12/20/2017
2017	101	FV	206,900	800	8,171.	332,600	540,300	540,300	Year End Roll	1/3/2017
2016	101	FV	206,900	800	8,171.	306,000	513,700	513,700	Year End	1/4/2016
2015	101	FV	193,700	900	8,171.	286,000	480,600	480,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AMERAL TANYA & AMERAL RICHARD	79232-101	1	11/29/2021	Convenience	99	No	No		
	62518-407		8/26/2013	Convenience	1	No	No		
	12637-173		5/28/1974		36,800	No	No		Richard Ameral dod 8/28/2008

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2010	2113	Manual	1,000					RAMP

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	HS	Hanne S
1/15/2009	Measured	345	PATRIOT
10/26/2000	Hearing N/C	153	PATRIOT
4/18/2000	Inspected	264	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	264	PATRIOT
7/16/1993		RV	

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

